

HARRIS COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION
November 20, 2018
7:00 P.M.

Commissioners Present: J. Harry Lange, Susan Andrews, Martha Chewning, Becky Langston, Jim Woods. Staff Present: Randy Dowling, County Manager; John Taylor, County Attorney; Nancy D. McMichael, County Clerk.

1. **CALL TO ORDER.** Chairman Lange called the Regular Session to order.
2. **PLEDGE OF ALLEGIANCE.** At the request of Chairman Lange, Commissioner Langston led those in attendance in the Pledge of Allegiance.
3. **MINUTES.** The motion to approve the minutes of the November 6, 2018 Regular Session was made by Commissioner Woods, seconded by Commissioner Chewning, and passed unanimously.
4. **APPEARANCE OF CITIZENS**
 - A. **Mickey Ellis: Home Inspector Licensing & Business Licenses.** Mickey Ellis, citizen and home inspector, appeared before the Board and urged the Board to require private home inspectors to be certified by ASHI, CABO/ICC, SBCCI, HIF, NAPI, NAHI or AIS and to carry Liability insurance, both of which are required by Muscogee County; and to carry Errors & Omissions coverages; that the Georgia Legislature will be asked to implement such requirements; that home inspectors with a business license from Harris County are not permitted to work in Muscogee County; and that the County should delete the provisions in the IRC and IBC Building Codes which give all County officials immunity from liability.
5. **NEW BUSINESS**
 - A. **Financial Statement: September 2018.** The motion to approve the September 2018 financial statement was made by Commissioner Woods and seconded by Commissioner Chewning, and passed unanimously.
6. **COUNTY MANAGER**
 - A. **Project Updates.** Randy Dowling, County Manager, reviewed various projects, as follows:
 - (1) **Prison Security Control Upgrade.** Bid award made November 6, and project completion is expected in early March 2019.
 - (2) **Striping of Various County Roads.** Bids opened November 15, and evaluation of same is still underway with award scheduled to be made by the Board during the December 4 meeting.
 - (3) **Ellerslie Park Development.** Project is underway, however due to inclement weather, the opening has been rescheduled for early January 2019.
 - (4) **Airport Runway Extension Justification Study.** Project is on hold pending review and approval by GDOT.
 - (5) **Airport Runway Remarketing and Crack Seal Project.** Project is on hold pending review and approval by GDOT.
 - (6) **Water Meter Replacement Project.** Meter replacements are underway for the 18-months project.
 - (7) **Comprehensive Master Plan Update.** Update is underway; next meeting is scheduled for January 15 at 5:00 PM.
 - (8) **Melody Lakes Dam.** Meeting with property owners has been scheduled for Monday, November 26, at 5:30 PM, in room 223 of the Courthouse.
 - (9) **Sign Ordinance.** First Reading/Public Hearing before the Planning Commission tomorrow night, and Second Reading/Public Hearing before the Board on December 4.

7. **COUNTY ATTORNEY**

A. **Ratification of Re-dating and Re-signing of Intergovernmental Agreement with Development Authority, Project and Lease Agreements of Development Authority and Hart Steel, and Warranty Deed to Development Authority for three (3) acres in Hamilton Business Park.**

John Taylor, County Attorney, said that regarding Hart Steel locating in the Hamilton Business Park, the Intergovernmental Agreement with the Development Authority, the Development Authority's Project and Lease Agreements with Hart Steel, and the Warranty Deed for the three (3) acres of property were originally approved in March 2017, revised and ratified in October 2017, and that due to Hart Steel indicating they are ready to move forward, the documents had to be re-dated and re-signed; that the agreements are for Hart Steel to construct a home office, equipment storage and steel sub-assembly facility of approximately 2,400 to 3,200 square feet, with at least 10 jobs; that after 36 months, Hart Steel is to purchase the property at a cost of \$5,000 per acre for a total of \$15,000 with proceeds going to the Development Authority for the purpose of further industrial development, subject to the Board's approval; and he recommended the ratification of the re-dating and re-signing of the documents. Following discussion, the motion to ratify and approve the documents was made by Commissioner Langston, seconded by Commissioner Andrews, and passed unanimously. (Agreement, which includes the Project and Lease agreements, can be found in "Contracts & Agreements" file as C&A #18-35, and the Warranty Deed can be found in "Miscellaneous Documents" as MD# 18-11.)

8. **REQUEST FOR EXECUTIVE SESSION.** Commissioner Langston requested an Executive Session for the purpose of discussing personnel.
9. **RECESS FOR EXECUTIVE SESSION.** The motion to go into Executive Session for the purpose of discussing personnel was made at 7:18 PM by Commissioner Langston, seconded by Commissioner Woods, and passed unanimously.
10. **RECONVENE REGULAR SESSION.** The motion to go back into Regular Session was made at 7:40 PM by Commissioner Andrews, seconded by Chairman Lange, and passed unanimously.
11. **ADJOURNMENT.** There being no further business to discuss, the motion to adjourn was made by Commissioner Andrews, seconded by Commissioner Langston, and passed unanimously.

J. Harry Lange, Chairman

Attest:

Nancy D. McMichael, County Clerk